

# UCL TORRINGTON PLACE DEVELOPMENT PHASE 5. SHEDULE OF WORKS

## BASEMENT FLOOR

**Basement Floor** - Survey of building carried out on 27 February 2009. To be read in conjunction with **WMP 4921- L (01) 01**

Room	Walls	Floor	Ceiling	Door/Ironmongery	Window	Fixtures/Fittings	Notes
<b>B1 Exist.</b>	Masonry, Lath & plaster and paint finish. Runs of service pipes. Lagging to pipes - <i>Asbestos</i> . Damp concerns.	Concrete floor Carpet finish	Lath & plaster. Poor finish. Wall papered and painted in white emulsion. Decorative plaster coving	Flush fire door. Several coats Gloss paint finishes. Ironmongery- old satin SS door handle of no historic importance.	Single glazed Window with cills on <b>W4</b> .	Skirting – 100mm High pencil round skirting painted in white gloss. Air vent at high level on chimneybreast. Wall shelving.	Power sockets and pvc trunking. Floor Standing Cast Iron Radiator.
<b>B1 Prop.</b>	Strip out M&E services. See M&E spec for new installations. Strip wallpaper. Repair cracks and Make good walls, Skim spec <b>M20</b> Decorate as spec <b>M60</b> . <i>- Asbestos &amp; damp survey.</i>	Remove exist. Carpet, Rid the floor of glue, staples etc Prepare floor and install new carpet flooring as spec <b>M50</b> .	Strip ceiling of wallpaper. Allow for the installation of new services. Skim finish <b>M20</b> Prepare and decorate as spec <b>M60</b> .	Retain doorframe, lining architrave. Provide new matching 4-panelled door spec <b>L20</b> complete with Ironmongery <b>P21</b> .	Remove wall below the window cill using a grinder. Install full height glazed panel as spec <b>L20</b> . <i>(UCL- to confirm)</i> Make good reveals. And decorate as spec <b>M60</b> . New blinds as spec. <b>N10</b>	Remove shelving and noggin. Repair cracks and Make good walls. New matching Ogee skirting. Decorate as spec. <b>M60</b>	Relocate Radiator away from the window to allow full height glazed panel Allow for dado trunking. New Steel radiator to Refer to M&E spec.

### Room G1 - Images

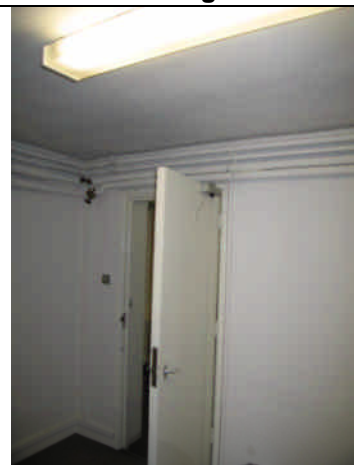


Fig. B1.1 – View of Wall 1



Fig. B1.2 – View of Wall 1/2



Fig.B1. 3 – View of Wall 2/3



Fig. B1.4 – View of Wall 3



Fig. B1.5 – View of Wall 4

## UCL TORRINGTON PLACE DEVELOPMENT PHASE 5. SHEDULE OF WORKS

### BASEMENT FLOOR

Room	Walls	Floor	Ceiling	Door/Ironmongery	Window	Fixtures/Fittings	Notes
<b>B2 Exist.</b>	Masonry, lath & plaster walls decorated white emulsion paint finish on Walls paper. Traces of Dampness <b>W4</b>	Concrete floor Carpet finish	Lath & plaster. White emulsion.	Fire flush door. Gloss paint finishes several coats. Ironmongery- old satin SS door handle of no historic importance. Door closer	Single glazed Crittal Window with cills on <b>W3</b> . Separate metal burglary proofing. Venetian blind.	<b>W1</b> - Wall Shelving. <b>W4</b> - Air vent at high level. Venetian blind. Skirting – 100mm High painted pencil round skirting in white gloss.	Plastic trunking and heating pipes on top of skirting. Floor Standing Cast Iron Radiator.
<b>B2 Prop.</b>	Strip wallpaper and M&E services Repair cracks and stop in holes. Make good walls, Skim walls Decorate as spec <b>M60</b> .	Remove exist. Carpet, Rid the floor of glue, staples etc Prepare floor and install new carpet flooring as spec <b>M50</b> .	Strip out M&E services and Install new (refer to M&E spec.) Skim finish <b>M20</b> Prepare and decorate as spec <b>M60</b> .	Retain existing doorframes, lining architrave. Redecorate external door. Provide new 4-panelled internal doors to spec <b>L20</b> with Ironmongery as spec. <b>P21</b>	Remove blinds Prepare and redecorate existing window and cills as spec <b>M60</b> . New blinds as spec. <b>N10</b>	Remove shelving. Provide new M&E Services (Refer to M&E spec) Strip out existing skirting and install Ogee skirting and decorate as spec <b>M60</b> .	Allow for dado trunking. New steel radiator Refer to M&E spec.

#### Room B2 - Images



## UCL TORRINGTON PLACE DEVELOPMENT PHASE 5. SHEDULE OF WORKS

### BASEMENT FLOOR

Room	Walls	Floor	Ceiling	Door/Ironmongery	Window	Fixtures/Fittings	Notes
<b>B3 Exist.</b>	Masonry walls white emulsion paint finish on Walls paper. Traces of Dampness.	Concrete floor Carpet finish	Lath & plaster on wallpaper. White emulsion paint finish. Visible cracks.	Fire Flush door. Ironmongery- old satin SS door handle of no historic value. Door closer	<b>W3</b> - Single glazed Crittall window, secondary glazing, Metal Burglary proofing, Venetian blind.	Skirting – 100mm High painted pencil round in white gloss. <b>W2</b> - Air vent at high level. Shelving for the length of wall.	Plastic trunking and heating pipes on top of skirting. Floor Standing Cast Iron Radiator.
<b>B3 Prop.</b>	Strip wallpaper and M&E services Damp treatment Repair cracks and stop in holes. Make good walls, Skim walls Decorate as spec <b>M60</b> .	Remove exist. Carpet, Rid the floor of glue, staples etc Prepare floor and install new carpet flooring as spec <b>M50</b> .	Strip wallpaper and M&E services. Skim finish <b>M20</b> Repair cracks and stop in holes. Make good ceiling. Prepare and decorate as spec <b>M60</b> .	Retain doorframe, lining architrave. Supply and fit new 4-pannelled doors to spec <b>L20</b> complete with Ironmongery as spec. <b>P21</b>	Prepare and redecorate cills as specified. Decorate existing Crittall windows and secondary glazing as spec <b>M60</b> Provide new blinds as spec. <b>N10</b>	Strip out existing skirting and install Ogee skirting and decorate as spec <b>M60</b> .	Allow for dado trunking. New steel radiator Refer to M&E spec.

#### Room B3 - Images



Fig. B3.1 – View of Wall 1

Fig. B3.2 – View of Wall 1/2

Fig. B3.3 – View of Wall 2/3

Fig. B3.4 – View of Wall 3/4

Fig. B3.5 – View of Wall 4/4

## UCL TORRINGTON PLACE DEVELOPMENT PHASE 5. SHEDULE OF WORKS

### BASEMENT FLOOR

Room	Walls	Floor	Ceiling	Door/Ironmongery	Window	Fixtures/Fittings	Notes
<b>B4 Exist.</b>	Masonry, lath & plaster walls. White emulsion paint on wallpaper.	Concrete floor Carpet finish	Lath & plaster. Wall papered and painted in white emulsion. Decorative plaster coving	Flush Fire door. Gloss paint finishes several coats. Ironmongery- old satin SS door handle of no historic value. Door closers	Single glazed Crittall window and Cills on <b>W3</b> . Timber panelled reveal.	Skirting – 100mm High Ogee painted in white gloss.	Redundant power sockets and discontinued metal trunking remain on walls. Floor Standing Cast Iron Radiator. Stone Fire place.
<b>B4 Prop.</b>	Strip wallpaper and M&E services Repair cracks and stop in holes. Make good walls, Skim finish <b>M20</b> Decorate as spec <b>M60</b> .	Remove exist. Carpet, Rid the floor of glue, staples etc Prepare floor and install new carpet flooring as spec <b>M50</b> .	Strip ceiling of wallpaper. Install new service (refer to M&E spec). Skim finish <b>M20</b> Prepare and decorate as spec <b>M60</b> .	Retain doorframe, lining architrave. Provide new 4-panelled door spec <b>L20</b> complete with Ironmongery <b>P21</b> .	Remove wall below the window cill using a grinder. Install full height glazed panel as spec <b>L20</b> . <i>(UCL- to confirm)</i> Make good reveals. And decorate as spec <b>M60</b> . New blinds as spec. <b>N10</b>	Form opening for lift door on <b>W1</b> at the corner with <b>W4</b> . Supply and fix matching Ogee skirting and decorate as spec <b>M60</b> .	Relocate Radiator away from the window to allow full height glazed panel. Allow for dado trunking. New Steel radiator to Refer to M&E spec. <i>Form opening on ceiling and wall <b>W4</b> at door height for disabled lift. Store floor joists and materials for future restoration.</i>





#### ROOM 4 - IMAGES

				
Fig. B4.1 – View of Wall 1/2	Fig. B4.2 – View of Wall 2/3	Fig. B4.3 – View of Wall 3/4	Fig. B4.4 – View of Wall 4/1	

## UCL TORRINGTON PLACE DEVELOPMENT PHASE 5. SHEDULE OF WORKS BASEMENT FLOOR

Room	Walls	Floor	Ceiling	Door/Ironmongery	Window	Fixtures/Fittings	Notes
<b>B5 Exist.</b>	Masonry, lath & plaster walls. White emulsion paint on wallpaper. Traces of dampness at high level on <b>W4</b>	Concrete floor Carpet finish	Lath & Plaster. Emulsion paint finish.	Solid core Flush door Gloss paint finishes several coats. Ironmongery- old satin SS door handle of no historic significance.	Single glazed timber framed window with cills, secondary glazing on <b>W3</b> . Metal burglar proofing.	Continuous row of wall Shelves. Skirting – 100mm High painted pencil round in white gloss. .	Power sockets and surface mounted trunking remain on walls. Floor Standing Cast Iron Radiator. Stone Fire place.
<b>B5 Prop.</b>	Strip wallpaper and M&E services Repair cracks and stop in holes. Make good walls, Skim finish <b>M20</b> Decorate as spec <b>M60</b> .	Remove exist. Carpet, Rid the floor of glue, staples etc Prepare floor and install new carpet flooring as spec <b>M50</b> .	Repair cracks and stop in holes. Make good walls, Skim finish Prepare and decorate as Spec <b>M20</b>	Retain doorframe, lining architrave. Provide new 4-panelled door complete with Ironmongery as <b>P21</b>	Prepare and redecorate cills Decorate existing Crittall windows and secondary glazing as spec <b>M60</b> Provide new blinds as spec. <b>N10</b>	Strip out wall shelves and make good wall and redecorate. Strip out skirting and fix Ogee skirting.	Install new Steel radiator as M&E spec. Allow for dado trunking.

### ROOM 5 IMAGES

				
Fig. G5.1 – View of Wall 1/2	Fig. G5.2 – View of Wall 2/3	Fig. G5.3 – View of Wall 3/4	Fig. G5.4 – View of Wall 4/1	

## UCL TORRINGTON PLACE DEVELOPMENT PHASE 5. SHEDULE OF WORKS

### BASEMENT FLOOR

Room	Walls	Floor	Ceiling	Door/Ironmongery	Window	Fixtures/Fittings	Notes
<b>B51 Exist.</b>	Masonry wall. Emulsion painted and Tiled finishes.	Concrete floor Vinyl finish	Plasterboard skin under flat roof construction. Emulsion paint finish.	Solid core Flush door Gloss paint finishes several coats. Ironmongery- old satin SS door handle of no historic value.	Single glazed timber framed window on <b>W4</b> . Architrave to all sides of opening.	Wall & Floor mounted Sanitary ware. Toilet roll Holder, wall mounted soap dispenser, paper towel dispenser, Radiator etc.	Drainage pipe work, SVP surface mounted electrical trunking, and mechanical pipes. Floor mounted cast Iron Radiator and heating pipes.
<b>B51 Prop.</b>	Strip out M&E services. Strip out wall tiles. Repair cracks and stop in holes. Make good walls, Skim walls as Spec <b>M20</b> Decorate as spec <b>M60</b>	Strip out vinyl flooring coving etc. Rid the floor of glue, staples etc prepare floor and install new vinyl flooring as spec <b>M50</b>	New false ceiling as spec <b>K40</b> New extract fan on ceiling and duct out thro' void and hole in wall at H/L. Refer to M&E spec.	Retain doorframe, lining architrave. Provide new 4-panelled door complete with Ironmongery as <b>P21</b>	Refurbish existing windows as spec. <b>L14</b> . Decorate frame and Architrave. Remove extract Fan on windowpane and re-glaze.	New Sanitary appliances as spec. <b>N13</b> . New PTD, SD and hand dryer.	Retain Drain Pipes and box-in. Disconnect and strip out M&E services. Demolish internal walls and construct new wall and opening to form disabled toilet. Refer to M&E spec. for new M&E services.

#### ROOM 51 IMAGES





# UCL TORRINGTON PLACE DEVELOPMENT PHASE 5. SHEDULE OF WORKS

## BASEMENT FLOOR

Room	Walls	Floor	Ceiling	Door/Ironmongery	Stair	Fixtures/Fittings	Notes
<b>B52 Exist.</b>	Masonry, lath & plaster walls. White emulsion paint on wallpaper.	Timber floor Vinyl finish	Lath & plaster. Wall papered and painted in white emulsion. Decorative plaster coving	Timber flush fire door with Georgian wired glazing. Gloss finish. Internal Flush doors to ground floor. Ironmongery- old satin SS door handle of no significant historic value.	Timber staircase Vinyl finish with metal slip resistant nosing. Painted wrought iron Baluster with timber handrail.	Skirting – 230mm Ogee in green gloss finish. Fire extinguishers	Floor Standing Cast Iron Radiator tied back to wall.
<b>B52 Prop.</b>	Strip out services. Strip wallpaper. Repair cracks and stop in holes. Make good walls, Skim walls as Spec <b>M20</b> Decorate as spec <b>M60</b>	Remove exist. Vinyl, did the floor of glue, adhesive etc prepare floor and install new Vinyl spec. <b>M50</b>	<u>In hall way and landing</u> , Strip ceiling of wallpaper. New service installations refer to M&E spec. Skim finish <b>M20</b> Prepare and decorate as spec <b>M60</b> .	Retain doorframe, lining architrave. Supply and fix new internal ½ hour panelled doors to corridor and ground floor as Spec <b>L20</b> . Ironmongery as spec <b>P21</b> .	Strip stairs covering and refurbish. Refurbish balustrade and handrails prepare and redecorate as spec. <b>M60</b> Fit new carpet on stairs and landing as spec <b>M50</b>	Strip out 100mm pencil round skirting and fix Ogee skirting. Decorate existing skirting as spec <b>M60</b> . Contractor to remove fire extinguishers and store away for possible reused.	Strip out M&E services and trunking. New M&E services. Refer to M&E spec for new services. <i>In corridor area, New false ceiling with plasterboard margin and coving on all sides and lay-in metal planks in the middle of corridor as spec <b>K10</b> &amp; <b>K40</b> (Typical details)</i>

### ROOM 52 IMAGES

				
Fig. B52.1– View of Wall 1	Fig. B52.2 – View 2	Fig. B52.3 – View 3	Fig. B52.4 – View 4	Fig. B52.1–Cleaner's Cupbd

## UCL TORRINGTON PLACE DEVELOPMENT PHASE 5. SHEDULE OF WORKS BASEMENT FLOOR

Room	Walls	Floor	Ceiling	Door/Ironmongery	Window	Fixtures/Fittings	Notes
<b>B53 Exist.</b>	All walls white emulsion paint on Walls paper.	Concrete floor Vinyl finish	Lath & plaster. Wall papered and painted in white emulsion.	Door to basement – Timber flush fire door to basement and WC. Ironmongery- old satin SS door handle of no significant historic value.	None	Skirting – 100mm pencil round in corridors and 230mm Ogee in green gloss finish on staircase.	Plastic trunking on top of skirting. Floor Standing Cast Iron Radiator supported on <b>W2</b> .
<b>B53 Prop.</b>	Strip out services. Strip wallpaper. Repair cracks and stop in holes. Make good walls, Skim walls as Spec <b>M20</b> Decorate as spec <b>M60</b>	Remove exist. Vinyl, did the floor of glue, adhesive etc prepare floor and install new Needle punch entrance Carpeting as spec. <b>M50</b>	<u>In corridor area</u> , New false ceiling with plasterboard margin and coving on all sides and lay-in metal planks in the middle of corridor as spec <b>K10 &amp; K40</b> (Typical details) Decorate margin as spec. <b>M60</b>	Retain doorframes, lining architrave. Under stairs - New 4-panelled door and Ironmongery. Courtyard Exit – New Panelled doors with vision panel as Spec <b>L20</b> . Internal door to WC & basement. Ironmongery as spec <b>P21</b> .		Decorate existing skirting as spec <b>M60</b> .	Strip out M&E services and trunking. New M&E services. Allow for dado trunking Refer to M&E spec for new services <u>In corridor area</u> , New false ceiling with plasterboard margin and coving on all sides and lay-in metal planks in the middle of corridor as spec <b>K10 &amp; K40</b> (Typical details)

### ROOM 53 IMAGES



Fig. B53.1– View 1



Fig. B53.2 – View 2



Fig. B53.3 – View 3

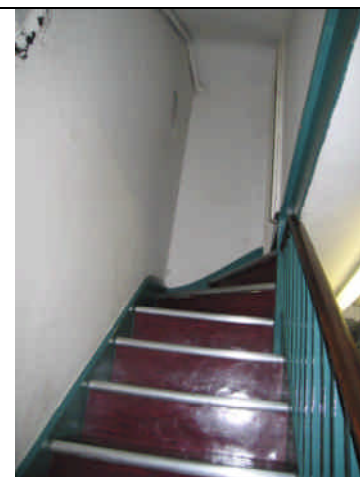


Fig. B53.4 – View 4

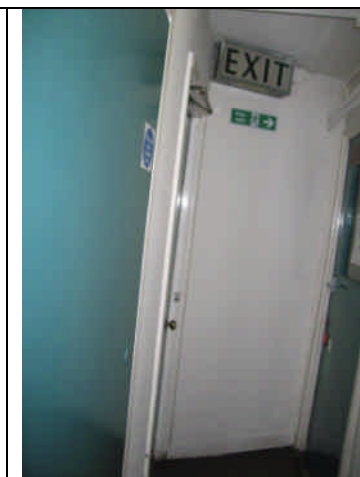


Fig. B53.5 – View 5



## UCL TORRINGTON PLACE DEVELOPMENT PHASE 5. SHEDULE OF WORKS BASEMENT FLOOR

Room	Walls	Floor	Ceiling	Door/Ironmongery	Window	Fixtures/Fittings	Notes
Room	Walls	Floor	Ceiling	Door/Ironmongery	Window	Fixtures/Fittings	Notes
<b>B54 Exist.</b>	Masonry, white emulsion paint finish. Wall papers	Concrete floor Vinyl finish.	Plasterboard skin under flat roof construction. Emulsion paint finish.	Timber framed glazed Entrance door with side panel. Green colour gloss paint finishes Several coats. Ironmongery- old satin SS door handle of no significant historic value.	Single glazed crittall Window	Skirting – 230mm Ogee in green gloss finish.	Plastic trunking on top of skirting. Floor Standing Cast Iron Radiator supported on <b>W2</b> .
<b>B54 Prop.</b>	Strip out services repair cracks and stop in holes. Make good walls, Skim walls <b>M20</b> Decorate as spec <b>M60</b>	Remove exist. Vinyl, did the floor of glue, adhesive etc prepare floor and install new Vinyl flooring as spec. <b>M50</b>	Repair cracks and stop in holes. Make good walls, Skim Skim finish Prepare and decorate as Spec <b>M20</b>	Retain existing door, frame, lining & architrave. Decorate as <b>M60</b> . Retain existing Ironmongery. New 4-panel internal doors ( <b>L20</b> )	Remove window and provide masonry infill as required. Prepare and redecorate as spec <b>M60</b>	Supply and fix Ogee skirting to match existing and decorate as spec <b>M60</b> .	Retain Soil pipes and encase. Strip out other M&E services. New Steel radiator. (Refer to M&E spec)

### ROOM 54 - IMAGES



Fig. B54.1– View 1



Fig. B54.2 – View 2



Fig. B54.3 – View 3



Fig. B54.4 – View 4



Fig. B54.5 – View 5

## UCL TORRINGTON PLACE DEVELOPMENT PHASE 5. SHEDULE OF WORKS

### BASEMENT FLOOR

Room	Walls	Floor	Ceiling	Door/Ironmongery	Window	Fixtures/Fittings	Notes
<b>G55 Exist.</b>	Lath & Plaster with emulsion paint finish. Service trunking at high level.	Concrete floor Vinyl finish	Under stairs cupboard.	Timber flush fire door Ironmongery- old satin SS door handle of no significant historic value.	None	Skirting – 100mm pencil round in white gloss finish. Wall mounted fire extinguishers, file trays notice board.	
<b>G55 Prop.</b>	Strip out all M&E services repair cracks and stop in holes. Make good walls, Skim walls <b>M20</b> Decorate as spec <b>M60</b>	Remove exist. Vinyl, rid the floor of glue, adhesive etc prepare floor and install new Vinyl flooring as spec. <b>M50</b>	New Fire-line boarding to underside of stairs to improve fire rating.	Supply and fix new 4 panel internal doors, doorframe, lining architrave. As spec. <b>(L20)</b> complete with Ironmongery <b>(P21)</b> .		Redecorate existing skirting as specified <b>(M60)</b> .	

#### ROOM 55 - IMAGES

				
<b>Fig. G55.1– View 1</b>	<b>Fig. G55.2– View 2</b>			

## UCL TORRINGTON PLACE DEVELOPMENT PHASE 5. SHEDULE OF WORKS

### BASEMENT FLOOR

Room	Walls	Floor	Ceiling	Door/Ironmongery	Window	Fixtures/Fittings	Notes
<b>B56</b>	Masonry, Lath & Plaster with emulsion paint finish. Service trunking at high level.	Concrete floor Vinyl finish	Corridor 1 - Lath & plaster. Corridor 2- Runs of service pipes.	Corridor - Timber flush fire door with Georgian wired vision panel Male WC – Timber Flush door Ironmongery- old satin SS door handle of no significant historic value.	None	Skirting – 100mm pencil round in white gloss finish. Wall mounted fire extinguishers, file trays notice board.	Runs of mechanical services to calorifier room .
<b>B56 works</b>	Strip out all M&E services repair cracks and stop in holes. Make good walls, Skim walls <b>M20</b> Decorate as spec <b>M60</b>	Remove exist. Vinyl, rid the floor of glue, adhesive etc prepare floor and install new Carpet flooring as spec. <b>M50</b>	New false ceiling with plasterboard margin and coving on all sides and lay-in metal planks in the middle of corridor as spec <b>K10 &amp; K40</b> (Typical detail)	Supply and fix new 4 panel internal doors, doorframe, lining architrave. Provide new Front door and side panel spec. ( <b>L20</b> ) complete with Ironmongery ( <b>P21</b> ).	<i>End of corridor on all floor:- Form opening in floor and ceiling at and construct new full height service encasement. Decorate to match adjacent wall.Allow access to services</i>	Strip out fixtures and fittings. Supply and fix 230mm high Ogee skirting to match and decorate as specified ( <b>M60</b> ).	New false ceiling with plasterboard margin and coving on all sides and lay-in metal planks in the middle of corridor as spec <b>K10 &amp; K40</b>

#### ROOM 56 – IMAGES

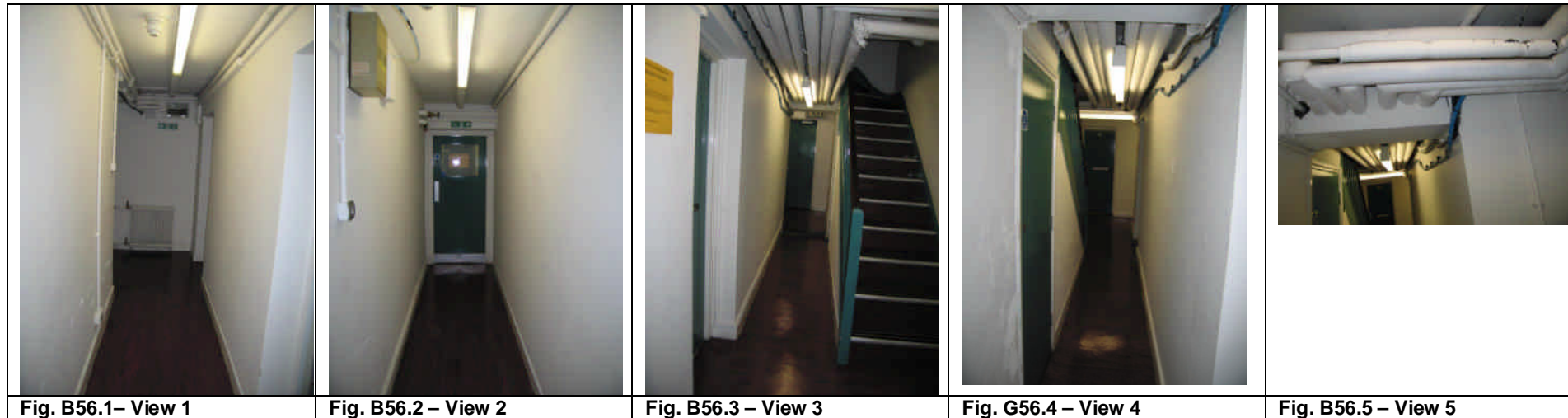


Fig. B56.1– View 1

Fig. B56.2 – View 2

Fig. B56.3 – View 3

Fig. G56.4 – View 4

Fig. B56.5 – View 5

# UCL TORRINGTON PLACE DEVELOPMENT PHASE 5. SHEDULE OF WORKS

## BASEMENT FLOOR



## UCL TORRINGTON PLACE DEVELOPMENT PHASE 5. SHEDULE OF WORKS

### BASEMENT FLOOR

Room	Walls	Floor	Ceiling	Door/Ironmongery	Window	Fixtures/Fittings	Notes
<b>B6 Exist.</b>	Masonry walls. White emulsion paint finish	Concrete floor Carpet finish	Skylight and Plasterboard up- stand	Flush Fire door. Gloss paint finishes several coats. Ironmongery- old satin SS door handle of no historic value. Door closers	Single glazed Crittall windows and Cills on <b>W3</b> . Timber panelled reveal.	Skylight Kitchenette	Redundant electrical services and discontinued metal trunking remain on walls.
<b>B6 Prop.</b>	Retain party wall. Strip out and M&E services and demolish courtyard wall.	Remove exist. Carpet and underlayment.	Strip –out skylight and demolish ceiling and roof structure	Remove door and demolish walls to make way for new development.	Remove window and demolish walls to make way for new development.	Strip-out kitchenette and M&E services and clear space for new development.	Strip out mechanical services. Strip out electrical services Refer to M&E details for new development

#### ROOM B6 IMAGES

				
Fig. B6.1– View 1	Fig. B6.2– View 2			